

**CalHFA HOUSING ASSISTANCE PROGRAM**

PROGRAM DESCRIPTION	<p>The CalHFA Housing Assistance Program (CHAP) provides up to 3% of the downpayment assistance needs of eligible homebuyers purchasing a home anywhere in California. The program, which is available for both new construction and existing home sales, consists of two loans:</p> <ol style="list-style-type: none"> 1. A CalHFA below market rate first mortgage loan, and 2. A deferred-payment second mortgage loan for downpayment assistance. The second loan has a low simple interest rate and a term of 30 years; however, payments on the second loan are deferred for the life of the first loan. <p>In addition, CalHFA will permit homebuyers to use other CalHFA-approved downpayment assistance loans or grants to help in the acquisition of the home. A list of potential opportunities can be found at: www.calhfa.ca.gov/homeownership/programs/ahpp.htm</p>
TARGET MARKETS	This program is intended for low and moderate income first-time homebuyers anywhere in California.
PARTICIPATING LENDERS	CalHFA approved Lenders. www.calhfa.ca.gov/homeownership/approvedlenders/index.htm
BORROWER ELIGIBILITY	<p>Borrowers must meet the following requirements:</p> <ul style="list-style-type: none"> • Be a U.S. citizen or permanent resident alien or qualified alien • Be a first-time homebuyer • Occupy the property as their primary residence; non-occupant co-borrowers are not allowed • Meet CalHFA-defined income limits • Meet credit, income and loan requirements of the CalHFA lender and the mortgage insurer
PROPERTY ELIGIBILITY	<p>Properties must meet the following requirements:</p> <ul style="list-style-type: none"> • Within CalHFA-defined sales price limits • Be a single-family, one-unit residence, including condo/PUDs <p>Manufactured housing is allowed if permanently attached, fee simple title</p>
TRANSACTION TYPE	Purchase transactions only.
INTEREST RATE	CalHFA offers a unique interest rate for this program. A list of current rates is available by either contacting a CalHFA-approved Lender or visiting the Agency's website at www.calhfa.ca.gov
MAXIMUM LOAN AMOUNT	<p>First loan: Maximum as allowed by mortgage insurer, subject to borrower credit eligibility.</p> <p>Second loan: 3% of the sales price or appraised value, whichever is less.</p>

INCOME LIMITS	Borrower's income cannot exceed CalHFA's income limits established for the county in which the borrower is purchasing. www.calhfa.ca.gov/homeownership/rates-limits/income/index.htm
SALES PRICE LIMITS	Sales price of the home cannot exceed CalHFA's published sales price limits. www.calhfa.ca.gov/homeownership/rates-limits/salesprice/index.htm
MORTGAGE INSURANCE	Mortgage insurance is required unless the loan-to-value (LTV) on the first loan is 80% or less. Acceptable mortgage insurers/guarantors include: FHA, VA, & CalHFA's Mortgage Insurance Services Division.
REPAYMENT OF SECOND LOAN	Repayment of the principal and interest on the second loan shall be due and payable at the earlier of the following events: <ul style="list-style-type: none"> • Transfer of title • Sale of the residence • Payoff or refinance of the first loan • Upon the formal filing and recording of a Notice of Default (unless rescinded)
HOW TO APPLY	For instructions on applying for financing, contact one of CalHFA's approved Lenders or visit our website at: www.calhfa.ca.gov/homeownership/index.htm
QUESTIONS	Questions regarding the CalHFA Housing Assistance Program should be directed to CalHFA-approved Lenders or the CalHFA's Homeownership Division at: <ul style="list-style-type: none"> • 1121 L Street, 7th Floor, Sacramento, CA 95814 • Phone: 916.324.8088 • Email: homeownership@calhfa.ca.gov • Website: www.calhfa.ca.gov

IMPORTANT DISCLOSURE INFORMATION:

The information provided in this program description is for guidance only. While we have taken care to provide accurate information, we cannot cover every circumstance nor program nuance. This program description is subject to change from time to time without prior notice. CalHFA does not discriminate on the basis of disability in employment or in the admission and access to its programs or activities.